

**FLATHEAD COUNTY PLANNING BOARD
MINUTES OF THE MEETING
APRIL 14, 2010**

**CALL TO
ORDER**

A meeting of the Flathead County Planning Board was called to order at approximately 6:00 p.m. Board members present were Marie Hickey-AuClaire, Gordon Cross, Charles Lapp, Frank DeKort, Marc Pitman, Jim Heim, Jeff Larsen and Bob Keenan. Mike Mower had an excused absence. Allison Mouch, B J Grieve and Jeff Harris represented the Flathead County Planning & Zoning Office.

There were 8 people in the audience.

**APPROVAL OF
MINUTES**

Keenan made a motion, seconded by Hickey-AuClaire to approve the March 10, 2010 meeting minutes with a correction by Heim.

The motion passed by quorum.

**PUBLIC
COMMENT
(not related to
agenda items)**

Gary Krueger, 805 Church Drive, was in front of the board in the capacity of the current chairman of the West Valley Land Use committee. He gave a history of the West Valley Neighborhood Plan to date and said the Committee voted unanimously to request for the Planning Office to begin the review of the West Valley Neighborhood Plan for compliance with the growth policy. He believed that was the first step for an update of the plan. He did not believe they were given a timeframe for when the update would be finished. He thought it would be a year. He talked about official noticing of the work on the plan. He then said the previous comments were in his official capacity, now he would speak from his personal opinion of the situation. He spoke about when the growth policy was adopted and updating of neighborhood plans. He said the Planning Office was working on new projects and updating neighborhood plans were put on the back burner. He gave several reasons as to why he felt the neighborhood plans should be updated. He had looked into options about updating neighborhood plans. He suggested the board put on its closest meeting agenda a discussion of updating neighborhood plans. He wanted the board to say they would review the plans or sunset them.

**CAVERLY/
SCHRAEDER
(FZC 10-02)**

A Zone Change request in the Bigfork Zoning District by Flossie Caverly and Daniel and Susan Schraeder. The proposal would change the zoning on two parcels, approximately 46.5 acres,

from AG-40 (Agricultural) to SAG-10 (Suburban Agricultural). The properties are located at 630 and 770 McCaffery Road.

STAFF REPORT Allison Mouch reviewed FZC 10-02 for the board.

BOARD QUESTIONS Cross asked if the application was reviewed under the new criteria for zone changes.

Mouch said yes it was, and a new form was being used. This application occurred at the transition from the old to the new criteria and that was why the old application form was used.

APPLICANT PRESENTATION Olaf Irvin, Montana Mapping Associates, gave a history of why the applicants had applied for the zone change and what had been done to date to separate the family ownerships.

BOARD QUESTIONS None.

AGENCY COMMENTS None.

PUBLIC COMMENT Shelly Gonzales, 4747 Foothill Road, represented BLUAC, she briefly explained the application and why BLUAC was concerned about effects to the water table. They were in concurrence with #11 in the findings of fact. She hoped the board would recommend approval.

BOARD DISCUSSION The board, Gonzales, and staff discussed the distribution of BLUAC's minutes.

APPLICANT REBUTTAL None.

STAFF REBUTTAL None.

MAIN MOTION TO ADOPT F.O.F. (FZC 10-02) DeKort made a motion seconded by Pitman to adopt staff report FZC 10-02 as findings-of-fact.

BOARD DISCUSSION None.

**ROLL CALL TO
ADOPT F.O.F.
(FZC 10-02)**

On a roll call vote, the motion passed unanimously.

**MOTION TO
RECOMMEND
APPROVAL
(FZC 10-02)**

DeKort made a motion seconded by Pitman to adopt Staff Report FZC 10-02 and recommend approval to the Board of County Commissioners.

**BOARD
DISCUSSION**

None.

**ROLL CALL
TO
RECOMMEND
APPROVAL OF
(FZC 10-02)**

On a roll call vote the motion passed unanimously.

**COMMITTEE
REPORTS**

Grieve reported on subcommittee A's progress on a map which concerned gravel resources. He gave a history as to how the committee arrived at the map which presented the gravel resources in the valley and presented the informational map.

The board and staff discussed how to make the map available to the public.

Grieve clarified that the office was gathering information and compiling it, not doing an inventory of gravel resources.

The board discussed who had seen the information and other information which was available.

Hickey-AuClaire said this map was one which was viewed favorably by the public. The other maps in progress with subcommittee A were discussed within the committee and the decision had been made to hold off on their updates until the growth policy was due for an update. She explained why that decision was made.

Grieve and Hickey-AuClaire briefly discussed which maps had been updated so far.

Hickey-AuClaire brought up the fact the growth policy would be soon due for an update and which maps which would need updating.

DeKort said it would be good to publish the gravel map to receive feedback on the information.

Lapp asked if there was a gravel committee.

Harris gave a history of the gravel committee and said it had not been active for the last two or three years.

Cross said the sooner the map was available to the public, the sooner it could be vetted. He thought bringing out one map at a time was a good way to vet them.

The board and staff discussed how to do make the information available to the public and receive feedback to vet the maps.

Hickey-AuClaire, the board and staff discussed other maps which needed updating, the fact a map which appeared impossible was now in existence, where committee A should head from here on projects and possible meeting times.

Cross updated the board on the progress of subcommittee B on the BOA Revocation amendment and the plan to obtain more information on the possible effects of the amendment.

Krueger said the amendment did not have much of a leg and the time that was spent on it was wasted.

OLD BUSINESS

Harris updated the board on the progress made in the efforts to schedule a joint meeting with the Columbia Falls Planning Board.

The board and staff discussed possible meeting times for a meeting with Columbia Falls.

Harris summarized what was on the agenda for the 4/21/10 meeting.

Cross asked about possible attendance problems with the LTR workshop.

The board discussed briefly the new way of sending the planning board information on CDs.

NEW BUSINESS Grieve and Harris said the trails plan had been adopted by the commissioners and talked about the process to continue adoption of the plan.

The board and staff clarified what the plan entailed.

Harris referenced a handout on medical marijuana, summarized the information and explained why the handout was compiled and presented tonight.

The board discussed the information on which land was affected, how many plants were allowed per person, and what legislature allowed.

Harris summarized what the office suggested to the commissioners as to which permits and performance standards could be required. If the commissioners asked the planning office to come back to the planning board for an amendment, the board would see the issue of medical marijuana before them.

Cross asked if the Lakeside Neighborhood Plan draft handed out tonight would be the one under review at the June workshop.

Harris said yes, it was.

ADJOURNMENT The meeting was adjourned at approximately 7:15 pm. on a motion by Keenan. The next meeting will be held at 6:00 p.m. on April 21, 2009.

Gordon Cross, President

Donna Valade, Recording Secretary

*APPROVED AS **SUBMITTED**/CORRECTED: 6/9/10*